

Memorandum

To: Finance, Expenditures, and Legal Subcommittee
From: Lori Ann Laster, Stormwater Management Engineer
Date: March 27, 2020
Re: Review and Recommendation of Land Acquisition of Tract 8 for the Dam Site 19 Project

The owner of land identified as necessary for the District's Papio Dam Site 19 project approached the District seeking a purchase agreement for the property. The District commissioned an appraisal of the 12.49-acre residential parcel identified as Tract 8 on the attached map. The District's appraisal valued the property at \$490,000. Ms. Gonzalez presented the District with an alternate appraisal showing the property valued \$202,000 higher than the appraisal commissioned by the District. Ms. Gonzalez has agreed to split the difference between the valuations in the two appraisals

Recommendation that the General Manager be authorized to execute a purchase agreement providing for the purchase by the District from Susan E. Gonzalez, Trustee of the Susan E. Gonzalez Trust Agreement, the property located at 20202 Lindale Drive in Sarpy County, Nebraska for the purchase price of \$591,000, and that Account 02-01-571-4430 be allowed to exceed 110% up to a maximum amount of \$1,100,000 subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

PROPOSED PROPERTY ACQUISITIONS			
TRACT	OWNER	PARCEL ID	ACQUISITION (ACRES)
1	MERLIN BRUGMAN TRUSTEE	010407839	21.3
2	GINGER J. & JOHN J. KULA	011133376	22.4
3	HAGGE PROPERTIES LLC	010407677	5.3
4	CATHOLIC ARCHBISHOP OF OMAHA, INC.	010410775	3.6
5	MERLIN E. BRUGMAN	010393595	11.7
6	K & MARK F. ROXBURGH	011576563/ 011573270	16.8
7	SUSAN & JUSTIN HORST	011576562	4.3
8	SUSAN E. GONZALEZ	011573271	12.4
9	DANIEL J. KRUPSKI, JR.	011170379	1.8

PROPOSED PROPERTY ACQUISITIONS			
TRACT	OWNER	PARCEL ID	ACQUISITION (ACRES)
10	JOANN PALUBECKI	010393587	55.9
11	MCGLEE FARMS LLC	010393579	53.1
12	TETRICK FEEDING CO. INC.	010393501	72.8
TOTAL			281.4

PROPOSED PROPERTY EASEMENTS			
TRACT	OWNER	PARCEL ID	EASEMENT (ACRES)
13	BOYER YOUNG EQUITIES XIV LLC	011598980	5.9
TOTAL			5.9

